



**HUNTERS**<sup>®</sup>  
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55 Sherwood Drive, Thorpe Willoughby, Selby, YO8 9TN

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# 55 Sherwood Drive, Thorpe Willoughby, Selby, YO8 9TN

## Offers In The Region Of £375,000

### **DESCRIPTION**

Hunters Selby, are delighted to offer for sale this well presented four bedroom detached home situated within the popular village of Thorpe Willoughby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises a spacious entrance hall, dining room, downstairs cloakroom/w.c, lounge and kitchen with central island to the ground floor. To the first floor there is bedroom one with en suite bathroom, three further bedrooms and a family bathroom. Outside of the property there is a garden laid to lawn with fencing around the perimeter. A driveway leads to a separate detached garage. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

### **LOCATION**

Thorpe Willoughby is a popular village which lies to the west of Selby. The village hosts a range of amenities including a primary school, public house, village shop, doctors surgery and easy access to road networks and commuter routes, including A19, M62 and A63. York approximately thirteen miles, approximately fifteen miles east of Leeds and Selby approximately two miles.

### **DIRECTIONS**

From Selby take the A1238 Leeds Road in the direction of Leeds. Continue along this road until reaching the village of Thorpe Willoughby, take the left hand turn onto Sherwood Drive then continue right. Follow the road round and take the next left onto Sherwood Drive where the property can be identified by a Hunters for sale board.

### **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; E  
EPC Rating : B

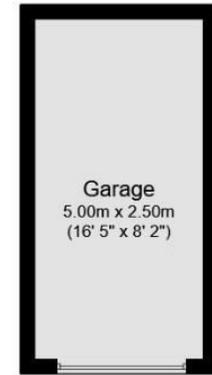
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



**Ground Floor**  
Floor area 58.0 sq.m. (624 sq.ft.)



**First Floor**  
Floor area 55.8 sq.m. (601 sq.ft.)



**Garage**  
Floor area 12.5 sq.m. (135 sq.ft.)

**Total floor area: 126.3 sq.m. (1,360 sq.ft.)**

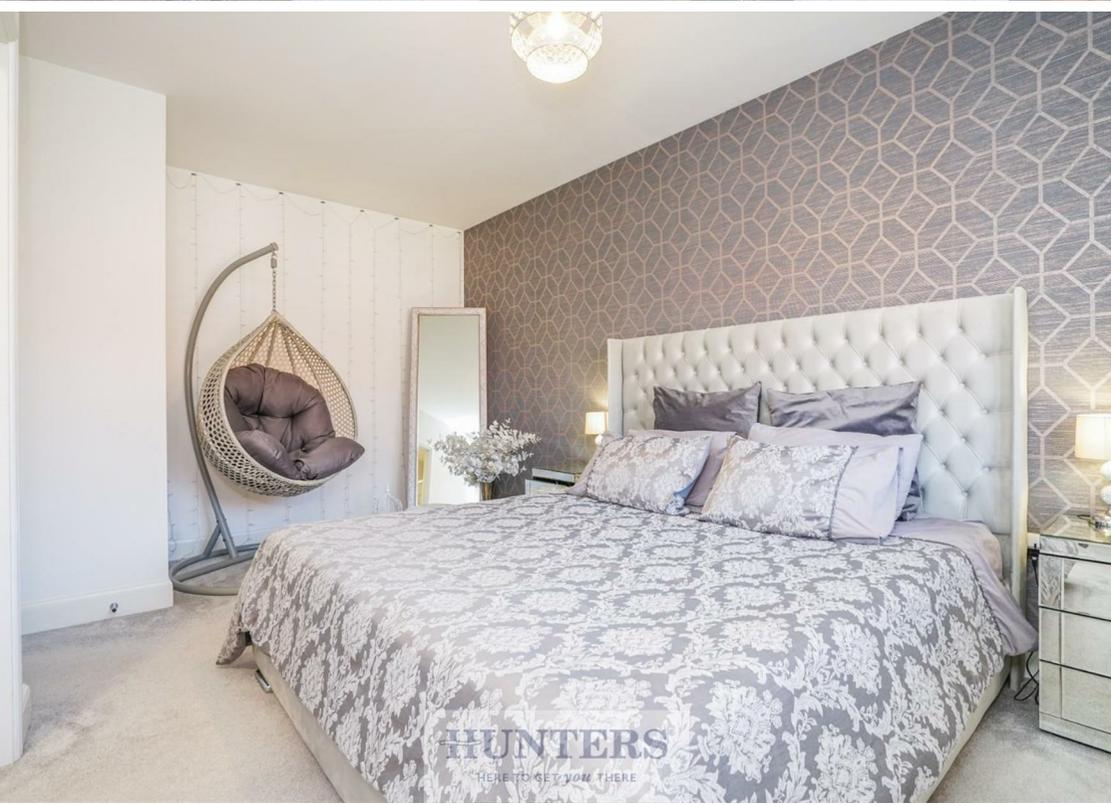
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			







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